



**BEAULIEU
HOMES**

striving for excellence

millers gate

A small village in beautiful Berkshire, Sindlesham sits north west of the historic town of Wokingham, now revered as one of the most popular places to live in England, and south east of Reading, the capital town of the county. Easy access to the M4 motorway yet so close to the serenity of acres of untouched countryside makes Sindlesham a most desirable place to set up home.



SINDLESHAM



You'd possibly imagine that this small village wouldn't have much to offer. You'll soon discover however there is plenty within easy reach. Nirvana Health Spa and Pulse 8 provide plenty to do, be it to work out or relax. And there's a great choice of golf clubs in the local vicinity, both public and private. Dinton Pastures and the Coombes provide mile upon mile of beautiful countryside to ramble with a stop off at the Walter's Arms for a pie and a pint before heading home.

For shopping and entertainment, Reading offers the fabulous Oracle Centre with many fashion shops and department stores, multiplex cinemas, restaurants and bars. More locally the medieval historic market town of Wokingham plays host to exclusive designer shops, cosmopolitan restaurants, traditional pubs and buzzing bars. For the commuter, the M4 is accessible via the A329M and nearby Winnersh station provides train links direct to London Waterloo station and to London Paddington via Reading.

LOCAL SCHOOLS
Bearwood Primary
Hawkedon Primary
Emmbrook Junior
The Hawthorns Primary
Sindlesham School
Emmbrook Comprehensive
Forest Comprehensive
Bearwood College

millers gate





The charm and convenience of Sindlesham is right on your doorstep at Miller's Gate. Set in a cul-de-sac location this brand new development by Beaulieu offers a mixture of 3, 4 and 5 bedroom dwellings. Each property is built to a very high specification and has its own unique external character features making each home at Miller's Gate discernable and unique.

Outside you'll find Miller's Gate is well proportioned ~ each home having its own private rear and front landscaped gardens with garaging to each property.

Internally you'll be entering an environment designed for 21st century living. You'll be initially greeted by the spacious entrance hall as you step over the threshold, giving access

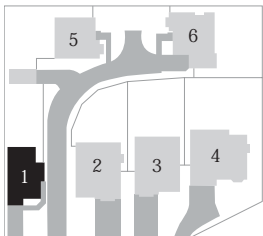
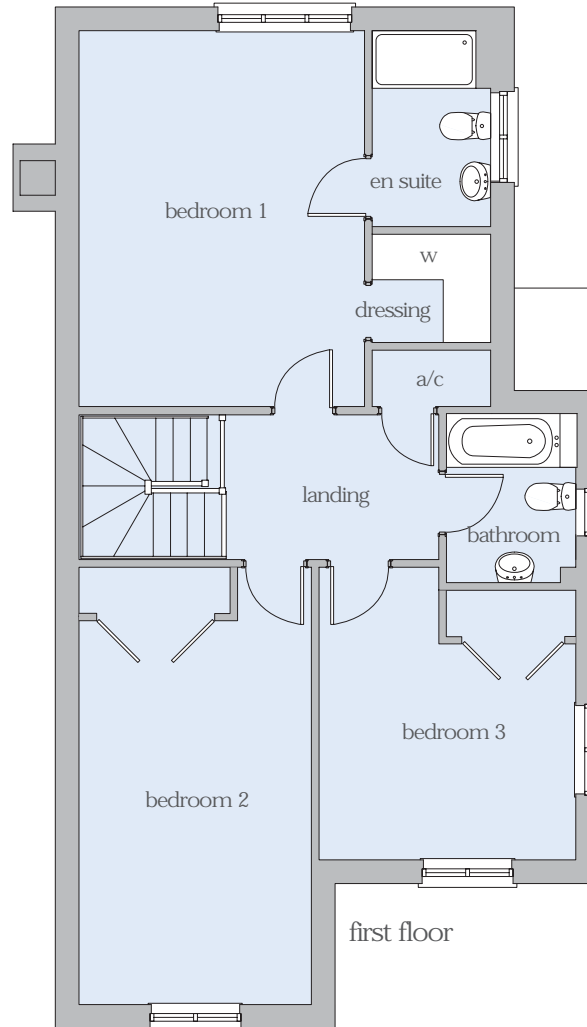
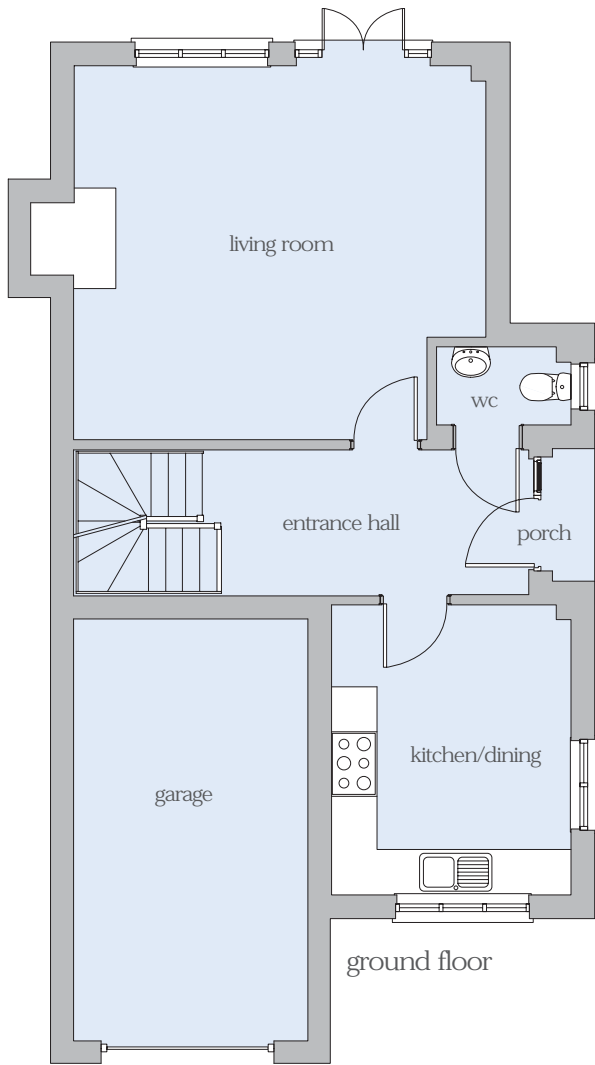
to the contemporary fully fitted kitchen featuring a range of stainless steel appliances complemented by a stainless steel sink adorned with chrome fittings. The bathrooms, WCs and en suites all feature white sanitaryware with top quality chrome fittings complemented by heated towel rails ~ encapsulated in an ambience of floor and wall tiling. And nothing has been overlooked when it comes to the aesthetics. Cornicing and sculpted skirtings, neutral paintwork throughout so you can add the colour and character with your own furnishings and fixtures, ample electrics and electronics throughout for your work, entertainment and connectivity.

Beaulieu ~ beautifully done.



PENSTOCK





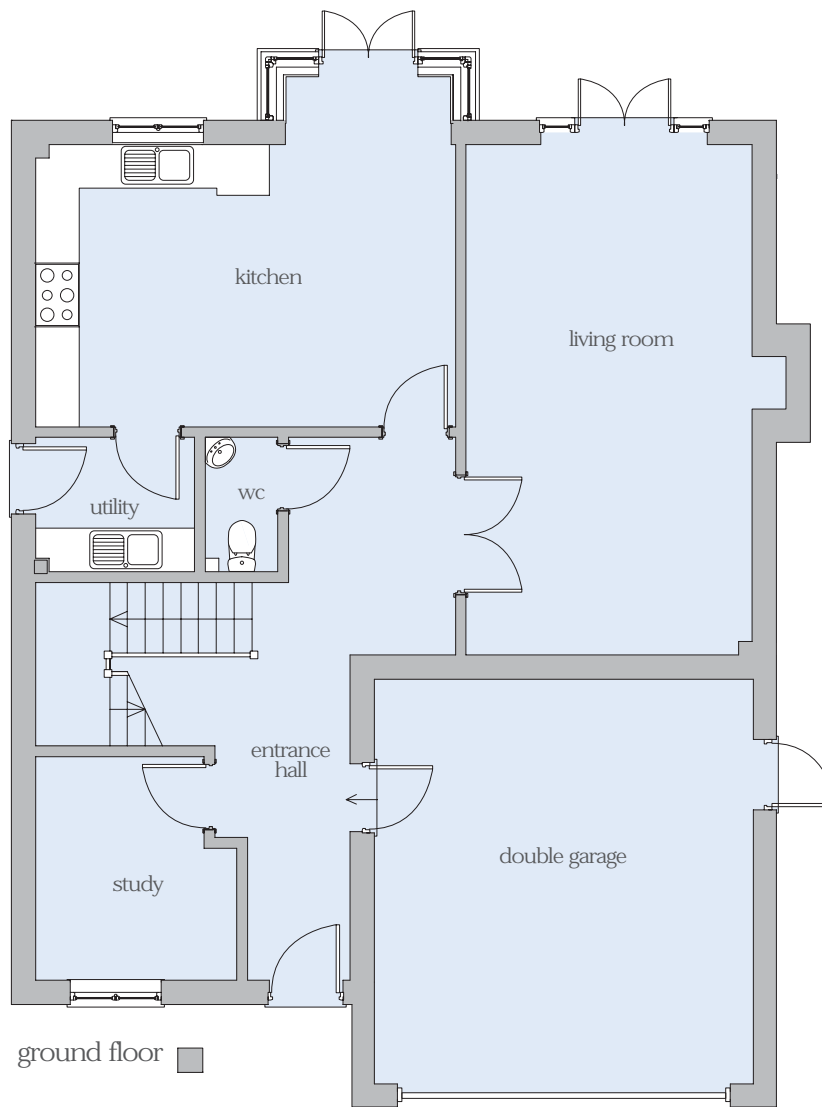
AREA	METRIC	IMPERIAL
living room	5475 x 4970	17'10 x 16'3
kitchen	3968 x 3198	13'0 x 10'5
bedroom 1	4998 x 3803	16'4 x 12'5
bedroom 2	5808 x 3103	19'0 x 10'2
bedroom 3	3896 x 3426	12'8 x 11'2
TOTAL 1290 SQ.FT		



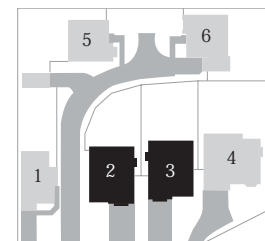
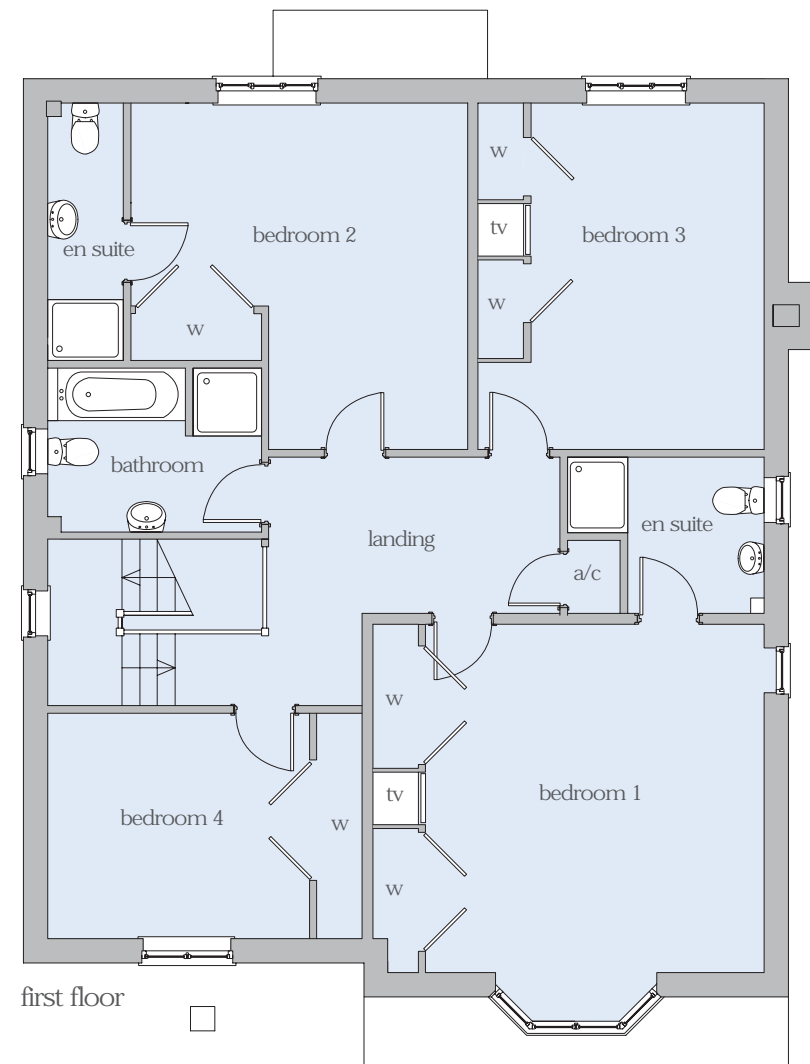
PLOT 2 & 3



AREA	METRIC	IMPERIAL
living room	6790 x 3823	22'3 x 12'5
kitchen	5592 x 3775	18'3 x 12'4
study	3000 x 2700	9'8 x 8'9
bedroom 1	4650 x 4495	15'3 x 14'7
bedroom 2	4600 x 4472	15'1 x 14'7
bedroom 3	4600 x 3103	15'1 x 10'2
bedroom 4	3480 x 3000	11'4 x 9'8



Plot 2 shown. Plot 3 handed.



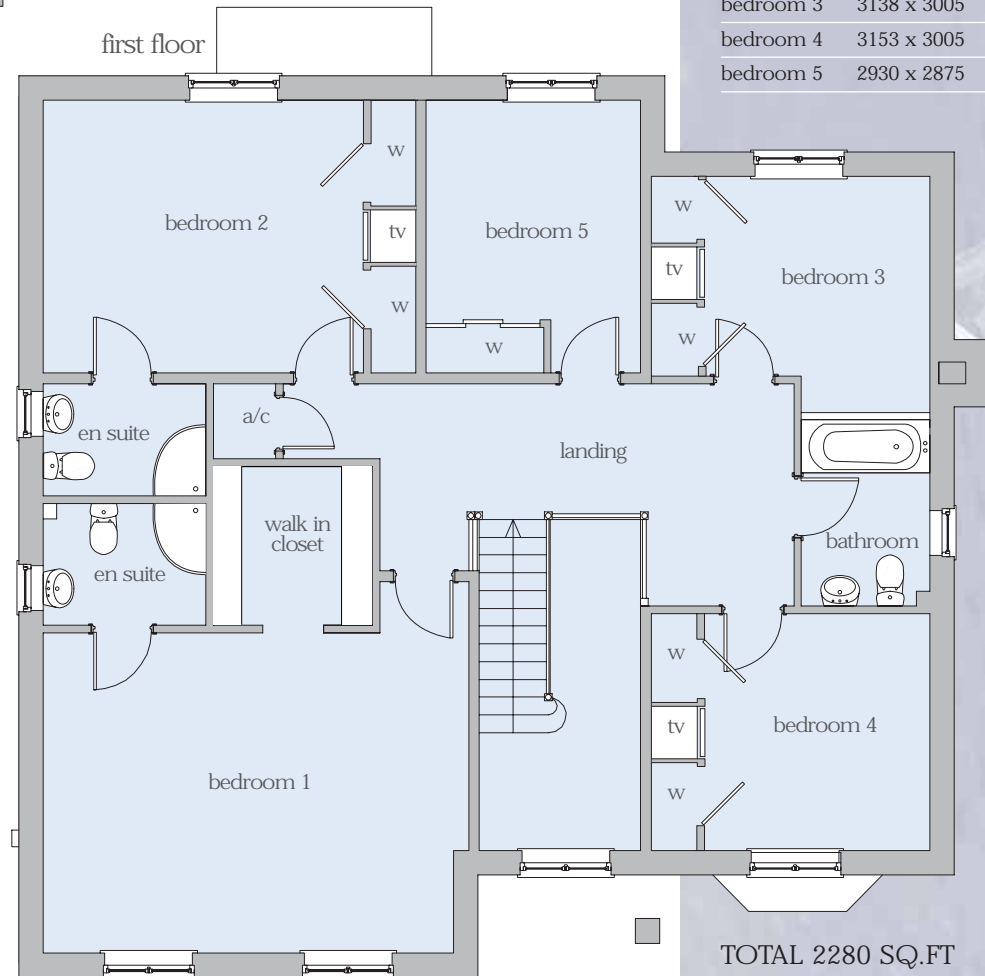
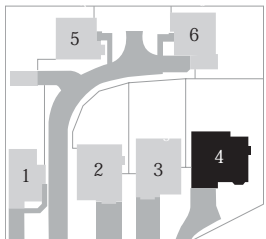
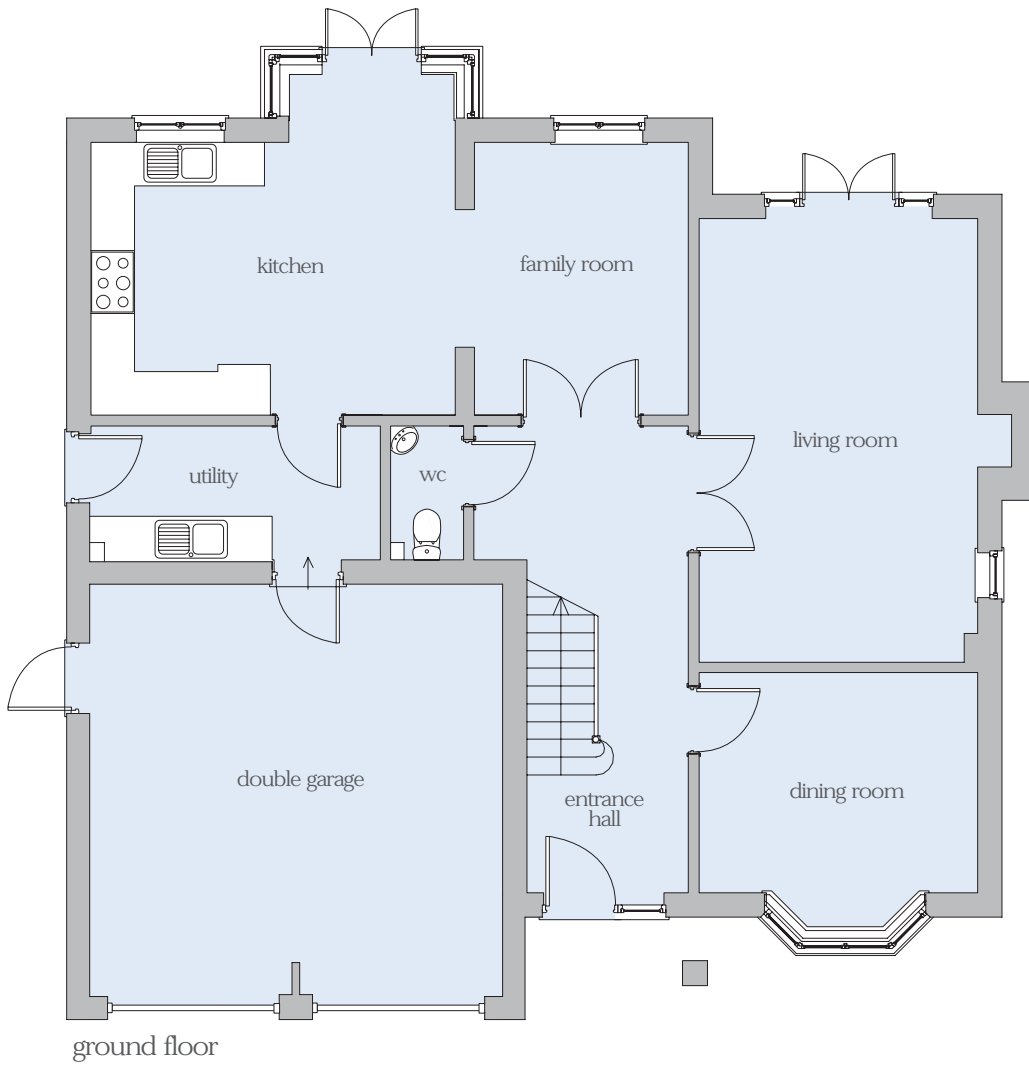
TOTAL 2105 SQ.FT

WHEATSHEAF



HARPSDEN





AREA	METRIC	IMPERIAL
living room	5900 x 3725	19'4 x 12'2
kitchen	4855 x 3650	15'9 x 11'10
family room	3650 x 2860	11'10 x 9'4
dining room	3725 x 2953	12'2 x 9'7
bedroom 1	5665 x 4350	18'6 x 14'3
bedroom 2	4245 x 3650	13'10 x 11'10
bedroom 3	3138 x 3005	10'3 x 9'9
bedroom 4	3153 x 3005	10'3 x 9'9
bedroom 5	2930 x 2875	9'6 x 9'4

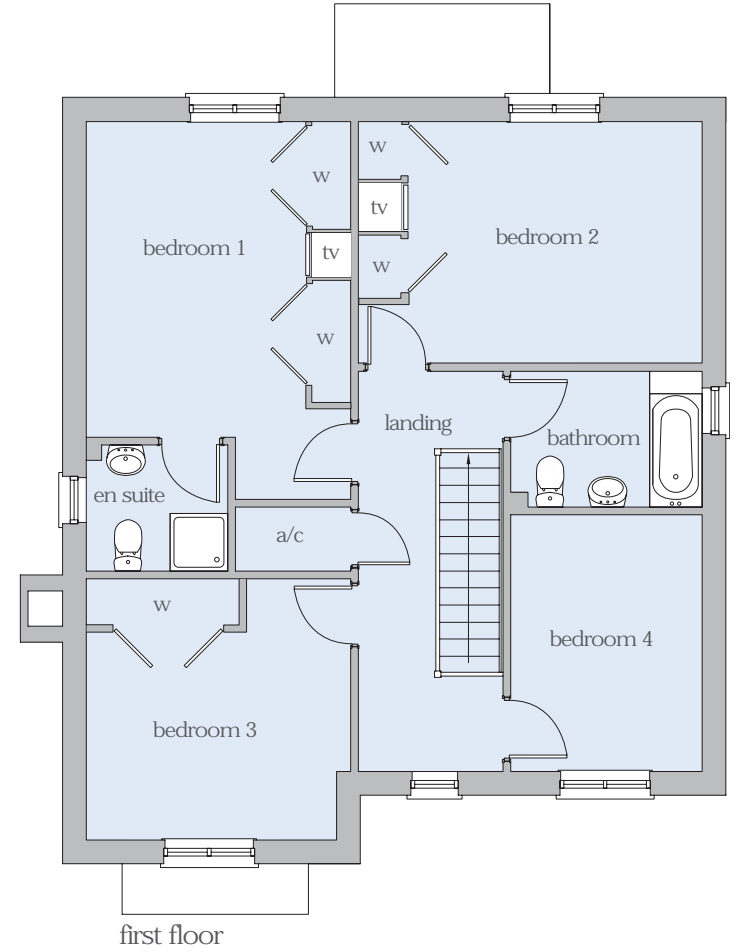
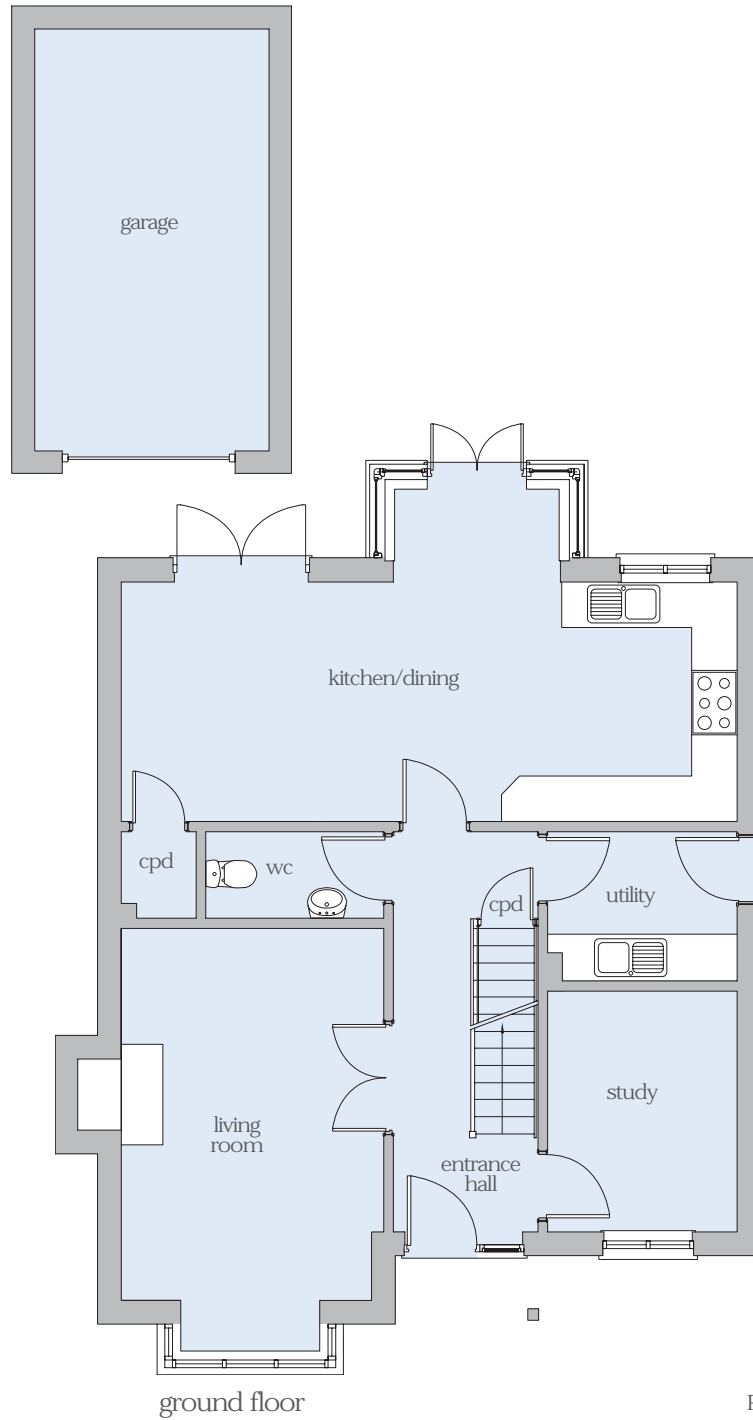
TOTAL 2280 SQ.FT

PLOT 5 & 6

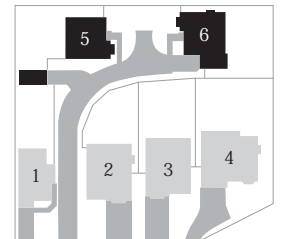


AREA	METRIC	IMPERIAL
living room	4945 x 3500	16'2 x 11'5
kitchen/dining	8175 x 3200	26'8 x 10'5
study	3217 x 2538	10'6 x 8'3
bedroom 1	4208 x 3528	13'8 x 11'6
bedroom 2	4575 x 3228	15'0 x 10'6
bedroom 3	3528 x 3478	11'6 x 11'4
bedroom 4	3423 x 2565	11'2 x 8'4

TOTAL 1600 SQ.FT



Plot 6 shown. Plot 5 handed.



MILLRYND



specifications



KITCHEN & UTILITY ROOM

- The kitchen is equipped with a traditional comprehensive range of stylish cream finished wall and floor cupboards with granite worktops and upstands.
- A 1 1/2 bowl under-mounted stainless steel sink is provided.
- Natural steel finish appliances to include a freestanding dual fuel range cooker with extractor, American style fridge/freezer incorporating cold water and ice making facilities, integrated microwave oven and dishwasher.
- Utility room fitted with matching cupboards with laminate worktop.
- Fully integrated washer/dryer.
- Secondary electric underfloor heating to the kitchen.



BATHROOM, EN SUITES & CLOAKROOM

- Contemporary white sanitary ware with chrome fittings.
- Chrome towel ladder to bathrooms and shower rooms.
- Shower doors with clear glass, chrome effect frames.

CERAMIC WALL & FLOOR TILING

- Feature ceramic wall tiling to bathroom and shower rooms.
- Ceramic floor tiling to kitchen, utility room and all bathrooms, en suites and cloakrooms.

FLOOR FINISHES

- Oak flooring to entrance hall.
- Oak flooring to family room*.

*plot 4 only



DOORS

- Oak veneer doors with chrome furniture.
- Composite front door with security locking.

STAIRCASE

- The oak staircase is finished in a clear varnish including handrail newels and balustrades.

FIREPLACE

- Contemporary limestone fireplace and matching hearth.

WINDOWS

- Sealed unit double glazed PVCu windows with Espagnolette security locking mechanisms are fitted to all ground floor windows and doors.



CENTRAL HEATING

- Energy efficient gas fired condensing boiler with traditional radiators with thermostatic valves throughout.
- Pressurised hot water system eliminating the need for shower pumps.

INTERNAL DECORATION & FINISH

- All walls and ceilings have a smooth plaster finish.
- Sculptured coving throughout excluding bathrooms and en suites.

ELECTRICAL INSTALLATION

- Recessed low voltage downlighters in kitchens and bathrooms. Chrome finished light switches throughout.



TELEPHONE & TELEVISION

- Telephone outlets to the living room, kitchen/dining room, study, all bedrooms and adjacent to the intruder alarm control panel (to allow customer connection to a monitored alarm if desired).
- TV points to the living room, family room*, kitchen and all bedrooms. TV points wired to a central position in the loft with an adjacent power supply for customers to supply and fit an aerial of their choice.
- All TV points incorporate satellite wiring to allow for customer subscription and connection (subject to service provider).
- Some rooms are wired for speakers.

*plot 4 only



EXTERNAL FINISHES

- The patio and paths are finished in buff riven paving.
- The gardens are laid to lawn with mulched shrub borders where required.
- The driveway is finished in herringbone block paving with granite sett edgings.
- An external tap is provided.

SECURITY AND PEACE OF MIND

- NACOSS approved security installation.
- Mains smoke detectors to upper and lower halls.
- External lighting to garage and entrance porches.
- A 2 year after build service.



The National House Building Council will independently survey the property and, upon satisfactory structural completion, issue their 10 year NHBC Buildmark warranty.



At Beaulieu Homes, we like to think that the passion and professionalism of our highly motivated team sets us apart from our competitors, helping us to produce a quality home within a pleasing environment. We pride ourselves on our attention to detail with regard to design and planning, materials used and building standards, while maintaining a strong emphasis on traditional build methods such as brick and block structures, as well as energy saving measures to reduce utility costs. Every new home is designed and finished, not only to meet, but exceed the stringent NHBC guidelines.

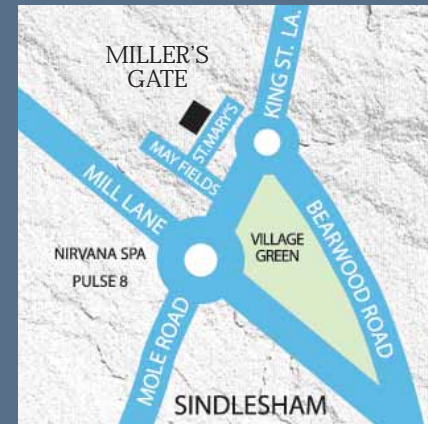
We are a privately owned company established in 1997, and as an independent company, we have the ability to provide our own distinct design to homeowners, adding character and individuality where others may be constrained by normal market dictation. For inspired designs, together with high specification and traditional construction methods with modern materials, you need to look no further than Beaulieu Homes - we continually strive for excellence in order to produce homes with timeless appeal.

At Beaulieu Homes, we're not only interested in building new homes, but also creating sustainable places to live, with a real community spirit. We firmly believe that any home should compliment the local environment and the surrounding countryside, and should positively reflect the character and style of the locality.

Beaulieu - beautifully done.



millers gate : sindlesham : berkshire



TRAVEL INFORMATION

BY RAIL FROM WINNERSH STATION

Reading	10 minutes
London Waterloo	73 minutes
Gatwick Airport	89 minutes

BY ROAD FROM MILLER'S GATE

Winnersh station	1.3 miles
Reading town centre	6.7 miles
Wokingham town centre	3.5 miles
Junction 10 M4 via A329M	2.7 miles
Heathrow airport	26.5 miles
Gatwick airport	53.1 miles
London Central	39.9 miles

Sources: National Rail and AA web sites

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate. The process of producing new homes can be affected by many factors and it is sometimes necessary to change the layout, materials, services or other items of specification mentioned within this brochure.

for further information
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